



Laingbrae, 4 Bignold Park Road, Kirkwall, KW15 1PT

One of Kirkwall's landmark properties and comprises a spacious and characterful 3 bedroom dwellinghouse, large garage, office/store and a wheelchair friendly, two bedroom cottage all set in a well-maintained mature garden.

Laingbrae was originally a farm on the outskirts of the town with the original house having been tastefully and sympathetically extended and modernised to create an outstanding family home.

There is a 3.75kw solar panel system fixed to the garage roof and the eligibility to claim the feed in tariff payments will be passed onto the new owner.

**OFFERS OVER
£415,000**



MAIN HOUSE

- Two spacious public rooms, living room and sitting room.
- Dining room and conservatory.
- Modern fitted kitchen with walk-in pantry.
- Utility room.
- Three spacious bedrooms.
- Large bathroom with jacuzzi bath and shower cubicle.
- Oil fired central heating.
- UPVC framed double glazed windows.
- Well maintained mature walled garden.
- Tarmac driveway.



COTTAGE

- Wheelchair friendly, self-catering accommodation, may also be suitable as a granny annexe.
- Oil fired under floor central heating with photovoltaic panels assisting with the heating of the hot water.
- Open plan livingroom/dining area/kitchen.
- Bedroom 1 has en-suite.
- Shower room with a jack and jill door to bedroom 2.
- Utility room.



LOCATION

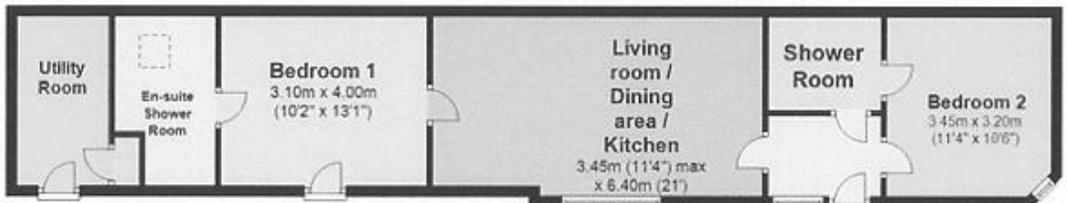
Laingbrae commands a view of Wideford Hill and is conveniently situated within walking distance of the town centre and schools.



MAIN HOUSE

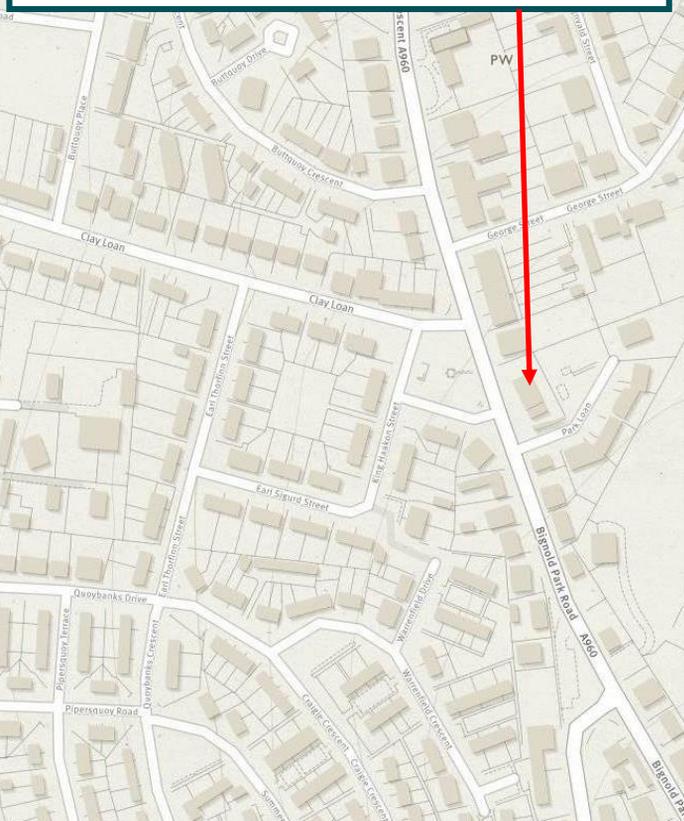


COTTAGE





Laingbrae, 4 Bignold Park Road, Kirkwall



COTTAGE – LIVING ROOM



COTTAGE – KITCHEN



SERVICES - Mains services. Telephone.

COUNCIL TAX BAND – House - Band E; Cottage – Band to be confirmed. The Council Tax Band may be reassessed by the Orkney and Shetland Joint Board when the property is sold. This may result in the band being altered.

ENERGY PERFORMANCE RATING – House - Band D, Cottage – Band C.

ENTRY - By arrangement.

FIXTURES AND FITTINGS – All floor coverings and curtains are included in the sale price. The furniture in the cottage is available by separate negotiation.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE - Offers over £415,000

Further enquiries should be directed to Lows Property Department, with whom all offers should be lodged in writing.



Lows Solicitors – Estate Agents
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 T: 01856 873151 F: 01856 875450 W: www.lowsorkney.co.uk

CMS

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.